



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: March 6, 2023

SUBJECT: Uncle Benny's Marketplace Site Development Plan

ACTION PROPOSED: Consider Resolution 2023-13 Approving the Site Development Plan for Uncle Benny's Marketplace

ATTACHMENTS:

1. Resolution 2023-13
2. Vicinity Map
3. Site Development Plan for Uncle Benny's Marketplace
4. PZC Staff Report (2-15-23)
5. Johnson Corner PUD exhibit
6. Staff Presentation

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant, Uncle Benny's Building Supplies, LLC, is requesting Site Development Plan approval of a retail building supply marketplace and materials yard, on approximately 5 acres located on the north side of Marketplace Drive, just east of the Candlelight Dinner Theater. (Attachment 2).

This development is being brought to Council as the property is zoned PUD-JC (Attachment 5) with no accompanying detailed design guidelines, and therefore Johnstown Municipal Code Sec. 16-145 requires Full Review by Planning & Zoning Commission (PZC) and Town Council. The PZC Staff report (Attachment 4) provides additional detail on this process and review criteria, as well as detailed Staff analysis of the project.

Town Staff and the Johnstown Review Committee have worked closely with the client and their design team to resolve outstanding issues. Final engineering review is still in process, but all other Town design standards and codes have been met through this review process. This project will extend utilities and Marketplace Drive along the frontage of this lot.

The Planning & Zoning Commission held a public hearing on February 15, 2023, to consider this item. No public comments were made and the commission unanimously recommended a motion to recommend to Town Council Approval of this Site Development Plan (Attachment 4).

The Community That Cares

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LEGAL ADVICE:

The Town Attorney drafted the Resolution.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2023-13 approving the Site Development Plan for Uncle Benny's Marketplace.

SUGGESTED MOTIONS:

For Approval: Based on findings and analysis presented at this hearing, I move to approve Resolution 2023-13 approving the Site Development Plan for Uncle Benny's Marketplace.

For Denial: Based on information presented in this hearing, I move to deny Resolution 2023-13.

Reviewed and Approved for Presentation,



Town Manager

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